

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
April 1, 2014**

1. The Zoning Commission of the City of San Antonio met in the 1st Floor, Board Room of the Cliff Morton Development and Business Services Center at 1901 S. Alamo.

1:00 PM – Public Hearing

2. Roll Call.

**PRESENT: Salazar, McFarland, Briones, Villarreal, Shaw, Romero, Martinez, Ornelas
ABSENT: Middleton, Boyd**

3. Consideration of March 18, 2014 Zoning Commission Minutes.

All voted in affirmative.

4. Election of Officers to take effect April 15, 2014.

CHAIRMAN

Chairman Salazar called for nomination for Chairman.

Commissioner Ornelas nominated Orlando Salazar for Chairman and was seconded by Commissioner Villarreal.

ALL VOTED IN AFFIRMATIVE.

VICE-CHAIR

Chairman Salazar called for nomination for Vice-Chairman.

Commissioner Salazar nominated Terry Boyd for Vice-Chairman and was seconded by Commissioner McFarland.

ALL VOTED IN AFFIRMATIVE.

PRO-TEM

Chairman Salazar called for nomination for Pro-Tem.

Commissioner Salazar nominated Santos Villarreal Pro-Tem and was seconded by Commissioner McFarland.

ALL VOTED IN AFFIRMATIVE.

ZONING CASE NUMBER Z2014123 was postponed and Z2014106 has been withdrawn.

COMBINED HEARING:

5. ZONING CASE NUMBER Z2014110 CD (Council District 5): A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office on Lot 16, Block 5, NCB 10605; 202 Adolph. Staff recommends approval with conditions.

Staff stated there were 22 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 returned in favor and no response from Tierra Linda Neighborhood Association.

COMMISSION ACTION

A motion was made by Commissioner Briones and seconded by Commissioner Villarreal to recommend approval with all staff’s recommendation, conditions and site plans.

AYES: Salazar, McFarland, Briones, Villarreal, Shaw, Romero, Martinez, Ornelas
NAY: None

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2014104 (Council District 1): A request for a change in zoning from “MF-33 AHOD” Multi-Family Airport Hazard Overlay District and “O-2 AHOD” High-Rise Office Airport Hazard Overlay District to “MF-33 AHOD” Multi-Family Airport Hazard Overlay District on Lots 38, 44, 45, 47, 48, 49 and 50, NCB 11880 and Lot 84, NCB 11887; 8051 Broadway and 1718 West Lawndale Drive. Staff recommends approval.

Staff stated there were 47 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Oak Park-Northwood Neighborhood Association.

COMMISSION ACTION

A motion was made by Commissioner Briones and seconded by Commissioner Villarreal to recommend approval with all staff’s recommendation, conditions and site plans.

AYES: Salazar, McFarland, Briones, Villarreal, Shaw, Romero, Martinez, Ornelas
NAY: None

THE MOTION CARRIED

7. ZONING CASE NUMBER Z2014105 (Council District 1): A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District to “MF-33 AHOD” Multi-Family Airport Hazard Overlay District on Lots 29 and 30, NCB 12025; 202 Birchleaf. Staff recommends approval.

Staff stated there were 15 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and Shearer Hills/Ridgeview Neighborhood Association is in favor.

COMMISSION ACTION

A motion was made by Commissioner Briones and seconded by Commissioner Villarreal to recommend approval with all staff’s recommendation, conditions and site plans.

AYES: Salazar, McFarland, Briones, Villarreal, Shaw, Romero, Martinez, Ornelas

NAY: None

THE MOTION CARRIED

8. ZONING CASE NUMBER Z2014107 (Council District 10): A request for a change in zoning from “O-2 AHOD” High-Rise Office Airport Hazard Overlay District to “MF-40 AHOD” Multi-Family Airport Hazard Overlay District on Lot 5, NCB 11898; 1779 Nacogdoches Road. Staff recommends approval, pending plan amendment.

Staff stated there were 24 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and Oak Park-Northwood Neighborhood Association is in favor.

COMMISSION ACTION

A motion was made by Commissioner Briones and seconded by Commissioner Villarreal to recommend approval with all staff’s recommendation, conditions and site plans.

AYES: Salazar, McFarland, Briones, Villarreal, Shaw, Romero, Martinez, Ornelas

NAY: None

THE MOTION CARRIED

9. ZONING CASE NUMBER Z2014109 S (Council District 2): A request for a change in zoning from “L EP-1” Light Industrial Facility Parking/Traffic Control Overlay District to “L S EP-1” Light Industrial Facility Parking/Traffic Control Overlay District with a Specific Use Authorization for Lofts on 1.168 acres out of Tract 7A, NCB 10234; 3363 East Commerce Street. Staff recommends approval.

Staff stated there were 3 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 in favor and no responses from Jefferson Heights Neighborhood Association.

COMMISSION ACTION

A motion was made by Commissioner Briones and seconded by Commissioner Villarreal to recommend approval with all staff's recommendation, conditions and site plans.

AYES: Salazar, McFarland, Briones, Villarreal, Shaw, Romero, Martinez, Ornelas
NAY: None

THE MOTION CARRIED

10. ZONING CASE NUMBER Z2014112 (Council District 2): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MHP AHOD" Manufactured Housing Park Airport Hazard Overlay District on 34.5 acres out of Lot 15, NCB 15894 on a portion of the 7200 Block of Woodlake Parkway. Staff recommends approval.

Staff stated there were 21 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 in favor.

COMMISSION ACTION

A motion was made by Commissioner Briones and seconded by Commissioner Villarreal to recommend approval with all staff's recommendation, conditions and site plans.

AYES: Salazar, McFarland, Briones, Villarreal, Shaw, Romero, Martinez, Ornelas
NAY: None

THE MOTION CARRIED

11. ZONING CASE NUMBER Z2014115 (Council District 1): A request for a change in zoning from "R-6 H AHOD" Residential Single-Family Tobin Hill Historic Airport Hazard Overlay District to "R-4 H AHOD" Residential Single-Family Tobin Hill Historic Airport Hazard Overlay District on The east 25 feet of Lot 6 and the west 13.29 feet of Lot 7, Block 5, NCB 1752; 415 East Park Avenue. Staff recommends approval.

Staff stated there were 31 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 in favor and Tobin Hill Community Association is in favor.

COMMISSION ACTION

A motion was made by Commissioner Briones and seconded by Commissioner Villarreal to recommend approval with all staff's recommendation, conditions and site plans.

AYES: Salazar, McFarland, Briones, Villarreal, Shaw, Romero, Martinez, Ornelas
NAY: None

THE MOTION CARRIED

12. ZONING CASE NUMBER Z2014117 (Council District 10): A request for a change in zoning from “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District to “RM-6 AHOD” Residential Mixed Airport Hazard Overlay District on 0.65 of an acre out of Tract 12, Block A, NCB 8695; 301 Rainbow Drive. Staff recommends approval.

Staff stated there were 16 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 in favor.

COMMISSION ACTION

A motion was made by Commissioner Briones and seconded by Commissioner Villarreal to recommend approval with all staff’s recommendation, conditions and site plans.

AYES: Salazar, McFarland, Briones, Villarreal, Shaw, Romero, Martinez, Ornelas
NAY: None

THE MOTION CARRIED

13. ZONING CASE NUMBER Z2014118 (Council District 4): A request for a change in zoning from “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on the north 109.8 feet of Lot 5, Block 2, NCB 17431; 3006 Southwest Military Drive. Staff recommends approval.

Staff stated there were 9 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 in favor.

COMMISSION ACTION

A motion was made by Commissioner Briones and seconded by Commissioner Villarreal to recommend approval with all staff’s recommendation, conditions and site plans.

AYES: Salazar, McFarland, Briones, Villarreal, Shaw, Romero, Martinez, Ornelas
NAY: None

THE MOTION CARRIED

14. ZONING CASE NUMBER Z2014124 (Council District 3): A request for a change in zoning from “C-3NA CD AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Operative Truck Parking to “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District on Lots 37 and 38, Block 12, NCB 10894 on a portion of the 200 Block of Esma. Staff recommends approval.

Staff stated there were 33 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 in favor.

COMMISSION ACTION

A motion was made by Commissioner Briones and seconded by Commissioner Villarreal to recommend approval with all staff's recommendation, conditions and site plans.

AYES: Salazar, McFarland, Briones, Villarreal, Shaw, Romero, Martinez, Ornelas

NAY: None

THE MOTION CARRIED

15. ZONING CASE NUMBER Z2014126 CD (Council District 5): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on Lots 9 and 10, Block 2, NCB 8086; 1720 Castroville Road. Staff recommends approval with conditions.

Staff stated there were 30 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 in favor.

COMMISSION ACTION

A motion was made by Commissioner Briones and seconded by Commissioner Villarreal to recommend approval with all staff's recommendation, conditions and site plans.

AYES: Salazar, McFarland, Briones, Villarreal, Shaw, Romero, Martinez, Ornelas

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

16. ZONING CASE NUMBER Z2014052 CD (Council District 5): A request for a change in zoning from "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for Auto Parking and/or Storage-Short Term related to Auto and Light Truck Repair to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on Lots 11, 12 and 13, Block 21, NCB 2630; 920 Big Foot. Staff recommends denial.

Staff stated there were 40 notices mailed out to the surrounding property owners, 2 returned in opposition and 0 returned in favor and Palm Heights Neighborhood Association is in favor.

Joanne Kelly, representative, stated they are requesting this change in zoning to allow for storage of light truck autos upon completion of repair. She stated surrounding property owner expressed concerns with parking however the parking issue comes from the barber shop across from the subject property. She further stated concerns were with the lighting encroaching onto the surrounding neighbors has been addressed.

The following citizens appeared to speak:

Gabriel Aragon, owner, stated he has been in operation for 45 years at this location and intends to be a good neighbor. He stated he has worked on the concerns with the neighbors however the parking issue still is an issue due to the barber shop across the street from his business.

Annabelle Valle, spoke in favor.

Robert Escobedo, President of Collins Garden Neighborhood Association, spoke in favor.

Henry Rodriguez, spoke in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

A motion was made by Commissioner Briones and seconded by Commissioner Villarreal to recommend approval.

AYES: Salazar, McFarland, Briones, Villarreal, Shaw, Romero, Martinez, Ornelas

NAYS: None

THE MOTION CARRIED

17. ZONING CASE NUMBER Z2014097 (Council District 5): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Single-Family Residential Uses not to exceed 25 units per acre on 0.54 of an acre out of Lot 1, NCB 15 and Lot 6, NCB 16; 302 Clay Street. Staff recommends approval, pending plan amendment.

Staff stated there were 31 notices mailed out to the surrounding property owners, 2 returned in opposition and 0 in favor and no response from Lone Star Neighborhood Association.

Justin Day, applicant, stated he is requesting this change in zoning to allow for small-lot, single-family residential development on the subject property. He stated he has been in contact with the surrounding property owners and has addressed their concerns.

The following citizens appeared to speak:

Martha Sandoval, supports the residential development however is concerned with number of homes, parking and safety of the children.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

A motion was made by Commissioner Briones and seconded by Commissioner Martinez to recommend approval.

AYES: Salazar, McFarland, Briones, Villarreal, Shaw, Romero, Martinez

NAY: Ornelas

THE MOTION CARRIED

18. **ZONING CASE NUMBER Z2014099 (Council District 3):** A request for a change in zoning from "C-3" General Commercial District to "MF-25" Low Density Multi-Family District on 21.1981 acres out of NCB 10847 on a portion of the 7200 Block of South WW White Road. Staff recommends approval.

Staff stated there were 16 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 in favor.

Chuck Christian, representative, stated he is proposing multi family development on the subject property. He stated he has been in contact with the surrounding property owners and has received letters of support.

The following citizens appeared to speak:

Carlton Catalapi, spoke in opposition.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

A motion was made by Commissioner McFarland and seconded by Commissioner Martinez to recommend approval.

AYES: Salazar, McFarland, Briones, Villarreal, Shaw, Martinez, Ornelas

NAY: Romero

THE MOTION CARRIED

19. **ZONING CASE NUMBER Z2013195 (Council District 6):** A request for a change in zoning from "DR" Development Reserve to "I-1" General Industrial District on Lot 10, NCB 34449 on a portion of the 6000 block of Leslie Road. Staff recommends approval, pending plan amendment.

Staff stated there were 9 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 in favor and 2 written responses received in opposition outside the 200 foot radius.

Debbie Racca-Sittre, Transportation and Capital Improvements, presented item and recommended approval.

David McCary, Director of Solid Waste Management, stated they service approximately 344,000 customers. He stated they operate a very clean, safe and professional service center.

Daniel Aguilar, Senior Engineer, Floodplain Management, stated he evaluated the stagnate water issue that residents were concerned with. He stated the existing and proposed detention ponds are designed to drain within 24 hours to drain any standing water after rain.

Hector Reynosa, Senior Real Estate Specialist, Transportation and Capital Improvements, stated he has conducted an analysis on property values. He has found that it has had an upward trend throughout the state therefore the proposed service center would not have a negative impact on the adjacent residential property values.

Christina De La Cruz, Transportation and Capital Improvements, stated modifications to Loop 1604 by Texas Department of Transportation will be 3-lane one way southward access road and will minimize impact on circulation into and out of the site. She further stated service vehicle traffic will leave the site before 7:00 am and school buses begin at 7:45 am therefore safety for the children should not be an issue.

The following citizens appeared to speak:

Joe Sullivan, spoke in opposition.

Gloria Escobedo, spoke in opposition.

Stephanie Needham, spoke in opposition.

Dan Elizondo, spoke in opposition.

Geetha Krishnamoorthy, spoke in opposition.

Mary Palomino, spoke in opposition.

Carissa Razzo, spoke in opposition.

Rosalinda Critchley, spoke in opposition.

Nancy Hernandez, spoke in opposition.

Ricardo Villalobos, spoke in opposition.

Salvatore Guli, spoke in opposition.

Claudia Sisnero, spoke in opposition.

Robert Ivy, spoke in opposition.

Ross Razzo, spoke in opposition.

Tomas Carrillo, spoke in opposition.

Daniel Torres, spoke in opposition.

Ivan Dominguez, spoke in opposition.

Samuel Jury, spoke opposition.

Jason Critchley, spoke in opposition.

Teresa Nichols, spoke in opposition.

Carlos Febus, spoke in opposition.

Eliezer Quiros, spoke in opposition.

Michael Brien, spoke in opposition.

Gabriel Alejo, spoke in opposition.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

A motion was made by Commissioner Martinez and seconded by Commissioner Villarreal to recommend approval.

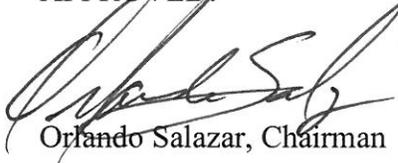
AYES: Salazar, McFarland, Briones, Villarreal, Shaw, Romero, Martinez

NAY: Ornelas

THE MOTION CARRIED

20. There being no further business, the meeting was adjourned at 5:00 pm.

APPROVED:



Orlando Salazar, Chairman

ATTEST:



John P. Jacks, Executive Secretary